

Former Police Station Car Parking Area, Davenfield Grove, Manchester, M20 6UA

Proposal

Planning Application 132069/FO/2021 - Temporary change of use of car parking area to form builders' compound (installation of welfare unit, WCs, car parking spaces and storage area) for a period of 12 months to be used in connection with the redevelopment of the former Didsbury Police Station.

The 2 conditions were applying Approval for are as follows: -

7) The details of an emergency telephone contact number for the developer and their agents shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

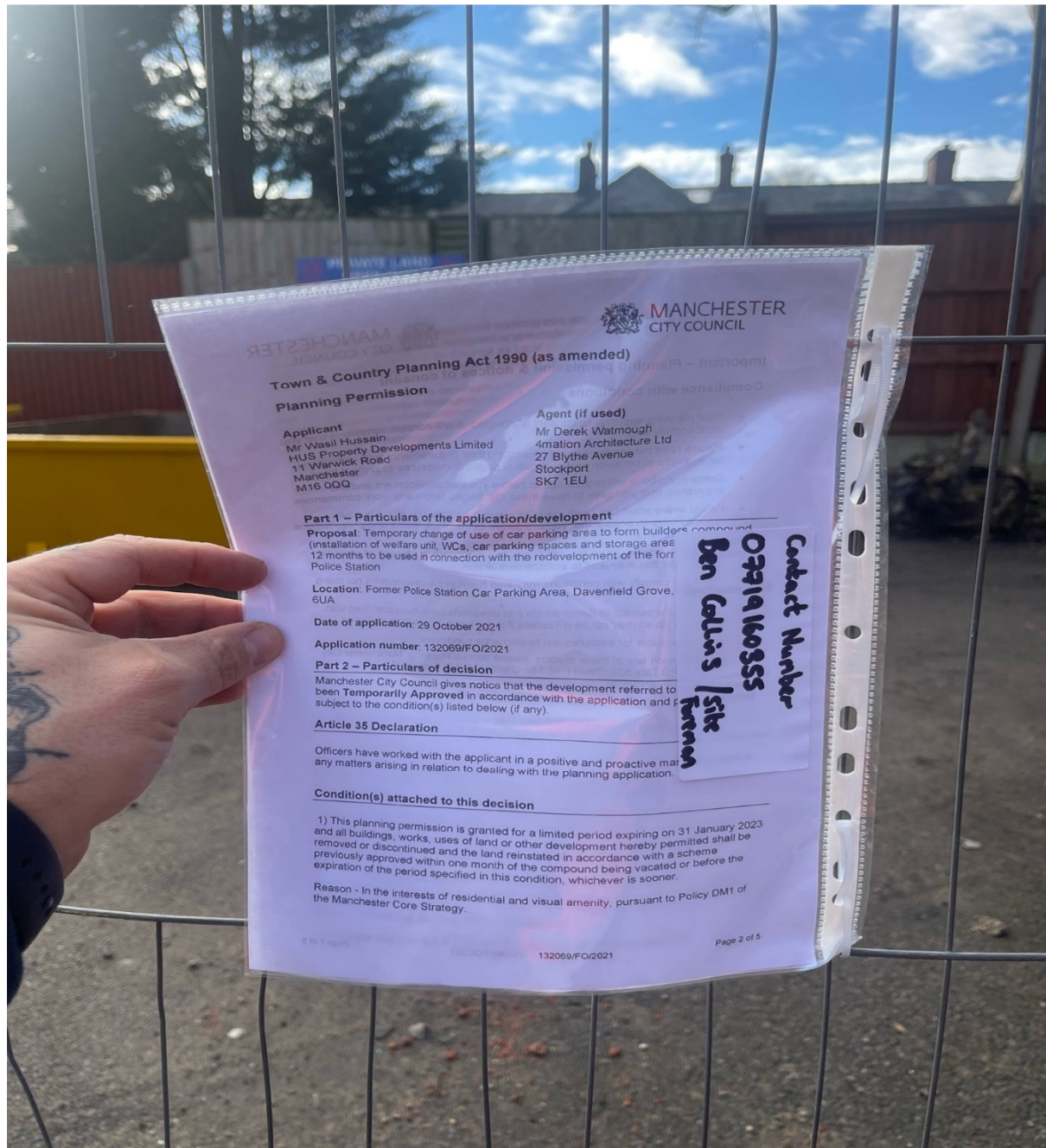
Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

8) Within 21 days of the date of this permission a management strategy shall be submitted to and approved in writing by the Local Planning Authority to prevent loading and unloading, servicing and any construction activity (apart from the transportation and movement of materials from between the compound hereby permitted and the development site at the former police station on Wilmslow Road) from taking place on the highway and footpath of Davenfield Grove and other residential streets located to the rear of the former police station on Wilmslow Road. All such activity shall take place within the compound hereby approved or from any other agreed location detailed within the management strategy. Work shall only take place in accordance with the agreed management plan as long as the construction compound is operational.

Cont'd

Condition 7

Photos showing the contact details of the site foreman are displayed on the Harris Fencing and the rear door to the site (through the Ginnel). Also the front hoarding shows not only the site foreman contact info but the professional team.



All visitors
must report to the
site office

Safety helmets
must be worn

Unauthorised access
prohibited



Keep out

MANCHESTER
CITY COUNCIL

Important - Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you take these actions before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 200, Town Hall, Manchester M60 2LN or email planning@manchester.gov.uk

Contact Tel

07719 160355 - Site foreman

12086902821

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The Personal Protective Equipment (PPE) Regulations

Personal Protective Equipment (PPE) should be used where risks cannot be avoided or sufficiently limited by technical means of collective or individual systems of work. PPE means equipment designed to be worn by an employee, to protect against one or more hazards likely to occur and safety at work.

MAIN PROVISIONS

The Employer must :-

- Assess the risk(s) posed.
- Select PPE which :-
 - Gives protection against the risk(s).
 - Is suitable for the employee, including fitting correctly.
 - Is compatible with the work.
 - Complies with the relevant European Community provisions on design and manufacture - EC Mark.

Provide PPE 'free of charge'.

Maintain PPE in clean, good working order.

Provide information and instruction and training in the use of PPE.

Involve Employees or their representatives in the selection of PPE.

The Employee must :-

- Use the PPE provided.
 - Inform the employer if PPE is damaged or unsuitable.
- General requirements applicable to all PPE :-**
- Design Principles.**
- PPE must be designed and manufactured so that the user can perform the risk-related activity normally whilst possessing protection of the highest possible level.
 - Effectiveness of PPE.
 - PPE must be designed and manufactured as to prevent risks and other nuisance factors, under foreseeable conditions of use.
 - Comfort and Efficiency.
 - The PPE supplied must be suitable for all employees therefore it should be adjustable or an adequate size range must exist.
- Information supplied by the manufacturer. PPE must be supplied with the relevant information by the manufacturer such as :-**
- Storage, use, cleaning, maintenance, servicing and disinfection.
 - What level of protection is provided by the PPE?
 - The accessories or spare parts exist?
 - The expiry date of the PPE or certain of its components.
 - The type of packaging is suitable for transport?
 - The significance of any markings.





Condition 8

The revised loading strategy is as follows. Below is attached a sketch showing the compound and site location with all surround streets in the area. The contractor proposes that for any future loading of materials, the delivery wagon is directed into the loading bay used by the commercial units, restaurants and cafes to the side of the site compound, on the drawing this is named as Didsbury house, permission has been obtained from the Solicitors Salehs giving permission to unload within their parking spaces on a Saturday/Sunday as these spaces are not in use.

The wagon will unload all materials up and over the wall separating the loading bay/parking area onto the compound as shown on the diagram.

All future delivery's will be scheduled for Saturday mornings around 8:30am as this will not impede on any of the commercial units as mentioned above, the solicitors is closed all weekend and the restaurants and cafes take early deliveries between the hours of 6am and 7:30am. Keeping to 8:30am means are in keeping within the allowed working hours for our Saturday time scale under the planning approval.

Using this strategy means that no large wagons/delivery vans will have to pass down Davenfield Grove to access the site compound and therefore creates no issues with residents needing to gain access to vehicles or creating noise disruptions.

cont'd

As the approval states, the transportation and movement of materials from between the compound hereby permitted down Davenfield Grove, through the Ginnel and into the development site at the former police station on Wilmslow Road is necessary and therefore acceptable.

A dilapidation report with photographs was submitted previously for the Police station conversion showing the condition of the compound/pavements etc. prior to any works commencing and on completion these can be viewed, and any disruption/damage caused will be corrected at the cost of the applicant.

